



2016 BOND PROJECT UPDATE

October 18, 2019

I. NEW ELEMENTARY SCHOOL

a. Project Scope: Construct a new 800 student elementary school

b. Overall Status: The project is in Construction Phase

c. Previous Activity:

- The Board selected Crea8 Architects to design the new elementary school. We held our first committee school-planning meeting on 2/9/2017.
- On April 24, 2017, the architects took school board members to tour three schools and on April 27, 2017, they took the design team members to tour the same schools.
- The week of May 15, 2017, Cre8 was in district for four days designing the layout of the school, along with site placement and associated parking and drives. Crea8 involved numerous teachers, community members, administrators, operators, and others in their discussions to determine placement and configuration of the new school.
- On May 30, 2017, SFISD closed on the purchase of 19.2-acres located at the corner of FM 1764 and G ½ street to use as a site for the new elementary school. The school board approved the purchase on March 27, 2017, and the contract was signed on April 3, 2017.
- On June 19, 2017, The SFISD school board approved the design concept for the new elementary school outlining the overall concept of the school building, classrooms, and facility layout on the property.
- The week of July 17, 2017, Cre8 was in district for four days going over room layouts, built-in cabinets in areas, office sizes, overall sizes in relation to standard types of furniture, and other design development details.
- On July 18, 2017, Cre8 and SFISD met with all City of Santa Fe departments, WCID#8, and the Drainage District to discuss permitting, plan approvals, codes, and local ordinances that apply to the new school design. Cre8 had their MEP consultant and civil engineers at this meeting as well.



- On August 24, 2017, Cre8, Gunda Corporation, and SFISD met with TXDOT about traffic study requirements for the new elementary school. During the meeting, routing of vehicles off of FM 1764 was discussed as well as which proposed egress routes would be approved for development. The routing of traffic will be off of FM 1764 on to Avenue G ½ and a second western drive off FM 1764.
- At the school board meeting on September 25, 2017, the school board approved the design development of the new elementary school.
- The budget for the new school was discussed at the board workshop on October 16, 2017, and the estimated cost from an outside contractor and the architect were within \$600,000.00 of our original budgeted cost.
- At the October 16, 2017 school board meeting, the school board approved the colors selected by the two elementary school principals.
- On November 13, 2017, we received the draft traffic impact analysis from our traffic consultants, Gunda Inc. They will submit the traffic analysis to TxDOT for their review and comments. The recommendation is to place a traffic signal at the intersection of Avenue G ½ and FM 1764.
- November 20, 2017, we received the 95% set of construction documents for review.
- The week of December 4, 2017, we reviewed the 95% set of documents with maintenance personnel, engineers, technology, and others.
- On December 20, 2017, the final construction documents were completed and sent out for printing.
- A special board meeting was held on December 7, 2017 and the board authorized Dr. Wall to negotiate with Ms. Sauls for the purchase of the property currently owned by Gary's TV.
- The week of December 11, 2017, a contract to purchase was signed for the property with an estimated closing date of January 12, 2018.
- On January 9, 2018, SFISD, Cre8 Architects, and their engineers met with the City of Santa Fe, WCID #8, Galveston County DD #1,



and Santa Fe volunteer fire department to discuss the new elementary school plans for permitting. We were asked to attend a February 6, 2018 zoning and planning commission meeting for approval of the permit to be presented to the City of Santa Fe for consideration. We also met with the City of Santa Fe plan review contractor to discuss the process for plan submittal and permitting.

- On January 10, 2018, a pre-bid meeting was held at SFISD in training room 2. This meeting was well attended and there were 9 general contractors present.
- On January 12, 2018, SFISD Superintendent closed on the purchase of the Gary's TV property.
- On January 23, 2018, SFISD received competitive sealed proposals for construction of the new elementary school. SFISD received 8 bids from general contractors and all pricing was within a one-million-dollar range, which is less than 5 percent.
- January 26, 2018, SFISD contractor selection group met and reviewed the competitive bids and determined the three best valued contractors. We sent out questionnaires for the three contractors to their respective references for consideration in the recommendation process.
- February 5, 2018, SFISD contractor selection committee interviewed the three contractor teams including their project manager, project superintendent, and their managing personnel.
- February 6, 2018, we met with the City of Santa Fe planning and zoning commission for the permit on the new elementary school. The permit was tabled pending routing of traffic and placement of signal.
- February 19, 2018, SFISD school board selected Division One Construction as the best-valued general contractor for the new elementary based on a recommendation of the SFISD contractor selection committee.
- February 20, 2018, we met with the zoning and planning commission again and received a provisional permit on the design plan for the new elementary school.



- March 6, 2018, SFISD met with Cre8 and Division One for a pre-construction meeting to discuss start date, meeting dates, and other requirements of the project moving forward.
- March 23, 2018, SFISD met with City of Santa Fe regarding the building permit. We are requesting the approval of the building permit by the city without an approved TXDOT permit, which will take several months to get through TXDOT approval process. The building permit is not reliant on the TXDOT permit. Once the TXDOT permit is approved, the improvement plans will be sent to the city for a separate permit approval.
- On March 28, 2018 SFISD received a written letter from the City of Santa Fe that permits would be issued for construction of the new elementary school in phases until the TXDOT permit is approved. The letter states that SFISD will assume all risk for the traffic routing in the event TXDOT amends the submitted traffic plan.
- April 3, 2018, the first project meeting was held with Cre8, SFISD, and Division One. A notice to proceed was issued effective 4/3/2018. We discussed current permit status, two week look ahead, and delays to date for the project. The contracted construction days of 415 days, based on the notice to proceed, puts the project completion May 23, 2019.
- Asbestos abatement of the house and tv shop were completed on 4/6/18. The demolition of the structures was completed on Thursday 4/12/18.
- Division 1 had their job site office trailer delivered on April 13, 2018.
- A full permit was issued by the City of Santa Fe to Division 1 on 4/20/2018
- The earth work contractor mobilized on 4/18/18 and began clearing the site.
- The new building pad area was proof rolled and passed by Terracon engineers on 4/20/18.
- On Tuesday 4/24/18, SFISD hosted a ground breaking ceremony at the site. The ceremony hosted district, community, and city personnel along with the architects and general contractors.



- The site pad is completed. This work began 4/26/2018. The site pad material is coming from the excavated material out of detention ponds on the site.
- A meeting was held with TXDOT at the Galveston County TXDOT facility on 5/8/18 to discuss the traffic plan for the new school. The discussion was regarding the concerns with the currently submitted traffic plan and the alternate plan submitted by the residents on Avenue G 1/2. The TXDOT engineers support the SFISD submitted traffic plan and signal warrant analysis, placing a light at Avenue G ½ and FM 1764, however, TXDOT has asked a third party traffic engineer to review the submitted plans. They will forward the findings, concerns, and recommendations to all parties once completed. TXDOT confirmed the information from their independent review company should be completed the week of 6/18/18. SFISD received comments back from TXDOT on 6/26/18 that stated the submitted plan developed by Gunda Corporation on behalf of SFISD is the most efficient plan and the one that TXDOT will review. TXDOT is still reviewing the plan for approval.
- Joselin Contractors mobilized to the site for utility work on Thursday 5/10/18. The sanitary sewer work is 100% complete.
- The grade beam on the north portion of the building was poured with concrete on 6/1/2018. The grade beams are completed.
- The south portion of the concrete drive coming off of FM 1764 was poured week of 7/9/2018.
- The parking lot on the south side of the building was poured on July 17, 2018.
- Area D slab was poured on 7/25/2016. This area includes the kitchen, cafeteria, gym floor area, teachers' lounge and main mechanical room.
- The electrician mobilized on site on 6/18/2018 and has installed approximately the underground electrical. This includes communication conduit, under slab conduits and boxes, south parking lot lighting conduit and electrical conduit to the lift station location.
- The Parking area near Avenue G ½ was poured on 7/31/18 including the entry approaches from Avenue G ½.



- The north parking lot and entry along with the hammer head for fire truck traffic was poured on 8/9/18.
- The slab for area A was poured on 8/16/18. This area includes the office area, the library, and the second grade classroom area. During the pour on 8/16 it rained and there was about 15% of area A that was not poured due to the rain.
- The grade beams and spread footers in area B were poured on 8/23/16.
- The CMU installation began on 8/21/18. The mason started in the cafeteria area on the south wall. The exterior walls are erected to finish height. The CMU is approximately 98% completed.
- The perimeter beams for area B were poured on 8/29/18. The final spread footings were poured in area B on 8/30/18.
- Structural steel was delivered on 8/24/18.
- The elevator pit walls in area B were poured on 9/18/18.
- The slab in area B was poured on 9/20/18.
- Some mechanical equipment was delivered on 9/28/18 including the three chillers and several air handlers.
- The duct work in area A is completed on the first and second floor. The duct work in area B first and second floor is completed. In area C first and second floor the ductwork is completed. The duct work in area D is completed.
- All second floor decking is completed and the concrete for the second floor is all placed.
- The plumbing top out in is completed
- The remaining north parking lot forms are placed and the parking lot concrete was poured on 11/6/18.
- On 10/12/18 they poured the remaining footers in area C and the grade beams in area C.
- On 10/12/18 they poured about 250 yards of paving on the car rider entrance road. This extended the road to the south corner of the building.
- They poured 75% of the top part of the grade beams in area C on 10/18/18. Area C grade beams were completed 10/22/18.
- On 10/22/18 the approximately 60% of the north parking lot was poured.



- On 10/25/18 they started the roof decking on area A. Area A and area B roof decking are completed. Area C and D roof decking are completed as well. The roof decking is completed on the library and the front entry.
- The slab for area C was poured on 10/30/18.
- The studs for the second floor deck on area B and the rebar are completed and inspected waiting on concrete. The concrete for area B second floor was poured on 11/16/18
- The exterior wall framing for area A began on 11/1/18 on the first and second floor. The exterior walls for the building are completed.
- The electrician is completed on their electrical conduit and wire pulls for project. They began in area A and B first floor.
- On 11/30/18 they poured the lightweight concrete on the roof of area A. They are working from area A to area B. The lightweight on area A is completed and area B is completed. The lightweight is completed in area C and D high roof on 2/13/19.
- The interior wall frames are completed.
- The exterior sheathing for areas A, B, C, and D are completed.
- The roof trusses for area D were partially installed on 12/1/18 over the gym and cafeteria and were completed on 12/18/18.
- The roof decking on area D was installed on the low roof areas. The high roof decking was completed on 1/28/19.
- The grease trap for the kitchen was installed on 12/7/18.
- The fire sprinkler piping has been installed in 100% of the building. The work on this began on 12/4/18. The fire sprinkler hydro testing was performed on 6/10/19 in areas A and B. The remaining areas are being hydro tested as the heads are being installed.
- The hydronic piping for the HVAC system began on 12/5/18 and is completed. The piping was flushed beginning on 4/17/19 and completed on 4/24/19.
- The exterior brick material was delivered on 12/12/18.
- The windows in area A and area B have been installed. The window opening in area C and D are completely installed. The exterior doors are installed in a most openings. The large curtain



wall frame material was delivered on 4/3/19 for area A and area B. First floor frame was installed on 4/4/19 in area B. All areas first and second floor large opening frames are installed and glass is installed. The main entrance frame and glass were installed on 5/8/19.

- The concrete for the mechanical yard was poured on 2/7/19.
- The brick in area A began on 1/28/19 and is completed. The walls on area A and B are washed and completed. The area C and D walls are completed and washed. The face brick for the entire project is completed.
- The chiller pads were poured in the mechanical yard on 2/5/19.
- The chillers were set on the chiller pads on 2/13/19
- The bleachers and stage in the gym has been poured with concrete.
- The glue lam beams were installed on 1/25/19 over the library. The roof decking for the library was installed on 2/20/19.
- Lightweight concrete for the roof on area C was poured on 2/7/19 and is completed. Lightweight concrete for area D low roofs was poured on 2/8/19. Light weight concrete for area D high roof was poured on 2/11/19.
- The electrical main switch gear was delivered on 2/4/19. The gear was set on 2/7/19. The electrical feeder wires have been connected to the main gear from the CenterPoint transformer. The electrical secondary has been inspected and Centerpoint has installed the meter. The meter was installed on 4/15/19.
- Centerpoint pulled in the primary wires to the main transformer on 4/10/19 and we are awaiting a meter to be set to have permanent power.
- The canopy footings for the north side of area C were poured on 2/6/19.
- The canopy on the north side of the building was installed and completed on 5/1/19
- The hydronic pump pads were poured on 2/21/19.
- Ceramic tile in all of the restrooms and kitchen is completed.
- Hydronic piping to the air handlers is completed.



- We received the TXDOT permit on 2/20/2019 for the deceleration lane and FM 1764 tie in along with the widening of Avenue G ½. The construction on FM 1764 deceleration began on 4/2/19. The area of work has been excavated to grade.
- The north / south car rider drive on the west side of the property is completed. The last section was poured March 5, 2019.
- The structured low voltage cabling began on 3/26/19. The MDF and IDF racks are being set and the cable supports are being installed. The structured wiring is completed on the project. SFISD installed some temporary network equipment on 6/11/19.
- The fire alarm wiring began installation on 3/20/19 and is completed.
- The ceiling grid work began on 3/27/19 and is completed.
- The painter has begun block fill and primer in areas A, B, and C, D. The painter is completed.
- The fiber was pulled into the building on 3/28/19. The fiber connections to each MDF is completed. The fiber is terminated in the MDF and the IDF's in all areas.
- Site dressing began on 4/2/19. Site dressing resumed on 6/12/19. The site dressing is completed.
- Lighting fixtures are completely installed in the classrooms, gym and cafeteria. The lighting fixtures for the collaboration space have been installed.
- HVAC supply grills have been installed in all areas.
- All roof drain has been tied into the storm drains.
- The freezer and cooler were installed in the kitchen on 4/17/19.
- All roofs are waterproofed. The cap sheet is completed.
- All of the hand rails have been installed on the stairs and 2nd floor openings.
- Fiber cement panels are installed.
- The wall paneling frames were installed in area's A, B, and C classrooms. The wall panels are completed.
- Door frames began installation in area A office area. The door frames are completed. Door frames in the classroom pods were being installed in area A upstairs starting on 5/8/19.



- On 4/23/19 the flat work was installed on the southeast side of the building. The flat work on the north portion of the building was poured on 5/2/19. Additional flat work was poured this week including the front walk area. The flatwork is completed. The flatwork on the west courtyard is completed.
- The boiler has been set in the mechanical room.
- The chillers were started up on 4/30/19 and 5/1/19.
- The building HVAC has been on and is drying out the building.
- The terrazzo flooring is installed in area A and D first floor and is completed.
- Casework is installed in all areas. The case work in the collaboration spaces is installed and inside the team rooms.
- The kitchen equipment was delivered on 5/7/19 and is being installed.
- The lift station was placed in the ground on 5/16/19. All of the connections are completed from the building. The lift station sewer tap was completed on 5/23/19. The lift stations interior coating was installed the week of 6/17/19. The lift station pumps were started up on 7/8/19.
- We received the approval from TXDOT regarding the changes to the deceleration lane off of FM 1764 due to the 39-inch water line conflict.
- The curbs were poured in the south parking area on 5/16/19.
- Ceiling tile edges are installed. Ceiling tile is completed
- Gym floor material was delivered the week of 5/6/19. The gym floor installation started the week of 6/24/19. The gym floor is installed.
- Doors and hardware were delivered on 5/15/19.
- Above ceiling walk was completed on 5/23/19 in area A and B second floor and re-walked on 6/18/19. The above ceiling walk was verified the week of 6/24/19. The above ceiling walk for areas A and B second floor was first walked the week of 6/24/19 and completed 7/3/19. The above ceiling walk for area D gym and cafeteria was completed the week of 6/17/19 and 7/1/19, respectively. The above ceiling walk for the rest of area D was partially completed the week of 7/3. The above ceiling walk for



area C first and second floor was initially walked the week of 7/1/19.

- Standing seam roof material was delivered to the site on 5/22/19. The standing seam roof installation began on 5/28/19 and is completed.
- The gas line was inspected the week of 5/27 and the meter was installed the week of 6/10.
- The bleacher bench seating was installed on 5/20/19.
- Final paint is completed in the gym. The cafeteria accent paint is completed. Final paint is completed.
- The exterior louvers are completed.
- The elevator was installed beginning on 6/10/19. The elevator is completed and passed state inspection.
- The parking lot light poles were set the week of 6/10.
- The plaster on the exterior was completed on 6/21/19.
- 100% of the linear panel ceilings are installed.
- The irrigation contractor started placing irrigation lines on 6/20/19. The irrigation lines are completed
- Insulation on exterior hydronic piping is completed.
- Fencing contractor started installation of fencing poles on 7/2/19. The fencing is completed.
- The generator was started up on 7/2/19 and a load test was completed.
- The lighting in the pod area, collaboration spaces, and the hallways was installed on 6/29 and 6/30.
- Lighting programming is completed.
- The coping on the roof is completed.
- Interior swinging door are all installed.
- Interior sliding doors are installed.
- All exterior windows are completed.
- The interior glass is completed.
- The building passed all life safety inspections in early August.
- The kitchen received its approval from the Galveston County Department of Health the week of August 12.
- The gates have been installed.
- Overhead grills have been installed at the E Hallway.



- Playground equipment is installed and open for use.
- On 8/29/2019 we received a conditional signal light permit from TXDOT.
- The teacher restrooms door hardware was installed and programmed.
- The re-walk of the above ceiling inspection was completed 9/7/19.
- Landscaper has completed the work at the school. They are working on their punch list now.
- The hydromulch was completed on 10/3/19.
- The artwork is completed in the cafeteria and the north side of the building.
- The signal material for the new stop light has been ordered. Delivery date for the light poles is being set for 2/21/2020. The work for getting the lights functioning will take 2 to 4 weeks after the delivery.
- The new roll gates are installed. Programming and tie into fire alarm will be completed next week. They are not operational at this time.
- The power line repair was completed over this past weekend.

d. Safety: There were no safety issues this week.

e. Next Action:

- Punch list is being addressed.
- The signal light underground work will begin in a week or two. This work will be completed before the new poles are scheduled to arrive.
- We are going to place the egress door in the cafeteria the City required next weekend. We will place a temporary door in it to allow us to get a final certificate of occupancy. The actual door will not be delivered until December.

f. Tentative Project Schedule:



- Property purchase
 1. Executed contract to purchase property was signed on April 4, 2017.
 2. Closing date for property was May 30, 2017.
 3. Site evaluation including geotechnical study, environmental site assessment, and survey were completed April 2017.
 4. Executed contract to purchase property on December 13, 2017.
 5. Purchase Gary's TV on January 12, 2018.
- Construction Documents Phase: February 2017 – December 2017
 1. Design charrettes were held April and July 2017.
 2. Design development presentation was approved in September 2017.
 3. Construction documents were issued for bid on December 20, 2017.
- Bidding/ Permitting Phase: December 2017 to January 2018
 1. There was a pre-bid meeting at SFISD on January 10, 2018.
 2. Bids were received and opened for consideration on January 23, 2018.
 3. SFISD received a letter from City of Santa Fe stating that construction permits would be issued in a phased approach until a letter of no objection or an approved permit is received from TXDOT, whichever is first. Once the letter of no objection or TXDOT permit is provided to the City of Santa Fe, they will issue a full building permit. The City of Santa Fe has stated that the contractor would receive all permits necessary to meet the construction time line causing no delays. The city has authorized issuance of the following permits; demolition, clearing and grubbing, utilities, foundation, and flatwork.
- Award Construction Contract: February 19, 2018, Board Meeting
- Construction Phase: March 2018 – June 2019
 1. Notice to proceed was issued April 3, 2018.
 2. Mobilization will begin on April 12, 2018.
 3. Delay days – 0 official delay dates.



- Substantial Completion: August 19, 2019 – Schedule has been pushed due to the wet weather we have had over the past several months. The school will be ready to open in August 2019 school year.

II. ROOFING REPLACEMENT AT COWAN AND JUNIOR HIGH

A. Project Scope: Replace the roofing systems at Cowan and Junior High School

B. Overall Status: Under Construction

C. Previous Activity:

- We received bids on Thursday July 12, 2018 for the replacement of the roofing systems at Cowan Education Center and Junior High School.
- At the July 30, 2018 board meeting, Ally Roofing Service was approved as the best valued contractor for this roofing project. A contract was executed for a cost not to exceed \$631,000.00 for Cowan and \$1,397,850.00 for Junior High.
- On September 12, 2018 SFISD hosted a pre-construction meeting with Ally and PBK.
- On 9/22/18 Ally mobilized with material deliveries. Weather had kept them from performing any work all week.
- On 10/2/18 Ally began tearing off the roof at Cowan. They have been able to work three days this week. They are beginning to remove the roofing on the northeast corner working southwest.
- The roofers have completed on the tear off and adding the first layer of roofing material on Cowan.
- Ally began tearing off the roof at junior high on 10/29/18. They started on the southwest corner of the building. The tear off for junior high is completed.
- The roofers began installing the metal flashing on Cowan on 11/15/18. The metal flashing is completed.
- Cowan roof is completed with the cap sheet.
- The HVAC and refrigeration units over the kitchen were raised over thanksgiving break. All HVAC work is completed for the Junior High and gym



- The roofer has completed tearing off the roof at the gym.
- The roofer is completed with the cap sheet of the new roof system on the junior high.
- The tower on the junior high has been removed.
- The new wall panels at the junior high are completed.
- Cowan roof is completed. We walked the roof for a punch list on 1/25/19.
- Cowan building sealants are area completed.
- The building sealant for the junior high are completed.
- Junior high roof metal is completed.
- The added roof drain is installed.
- We walked a punch list on the junior high roof on 3/21/19.
- All damage to surrounding grass was repaired.
- The punch lists are completed.
- Waterproofing of RJ Wollam exterior is approximately 70% completed.
- The waterproofing clear coating was applied on about all of the building exterior and it is completed.

D. Safety: There have been no safety issues at this time

E. Next Action:

- Install a safety ladder transition stand on the junior high gym west roof.

F. Tentative schedule:

- Bids were received on July 12, 2018.
- Pre-construction meeting was held on September 12, 2018
- Project start date is scheduled for September 21, 2018
- Substantial Completed date is February 2019. Actual substantial completion was in March 2019.

III. PARKING LOT REPLACEMENT AT JUNIOR HIGH AND COWAN

A. Project Scope: Replace the north parking lot on the south side of Junior High, add additional parking in the grass area by HEB, replace both the north and south parking lot at Cowan, and create additional parking at the North Cowan parking lot.



B. Overall Status: Contracting Phase

C. Previous Activity:

- SFISD accepted bids on 5/2/19 for the pricing of the parking lots.
- SFISD board approved Millis Equipment as the best valued contractor for the parking lot work at the board meeting on 5/20/19.
- A pre-construction meeting was held on 5/24/19.
- Millis equipment mobilized equipment on 6/6/19
- Demo began on 6/7/19
- The Cowan north parking lot was completely demolished on 6/8/19.
- Junior high demo was completed on 6/11/19
- Underground was completed at Cowan north parking on 6/12/19
- Underground at junior high is approximately 85% completed as of 6/13/19.
- Lime stabilization of the subgrade was started on 6/13.
- Cowan north parking lot was poured on 6/28/19.
- The west portion of the junior high parking lot was poured on 6/28/19.
- Demo of the Cowan south parking lot started on 6/28/19 and is completed.
- Lime mixing at the junior high parking is completed.
- The conflict box at Cowan north parking lot is completed.
- The concrete for junior high parking lot is completed and the parking lot is open as of 8/19/19.
- Cowan south parking lot storm water is completely installed.
- The concrete for Cowan South parking lot is completed and the parking lot opened to vehicles on 8/19/19.
- The Cowan south parking lot was striped on 8/24/19.
- The junior high parking lot in the new parking area was striped on 8/24/19.
- The two new light poles on Cowan north parking lot was placed on 8/24/19. New fixtures were placed on the poles on 10/8/19.
- All of the remaining concrete was poured.
- We walked a punch list yesterday and will address the punch list items this weekend and next two weeks.



- The parking lots were final striped over last weekend
- The Cowan north parking lot light poles are all functioning.
- We received the closeout documents today from the contractor.

D. Safety: No safety issues

E. Next Action:

F. Tentative schedule:

- Bids were received on 5/2/19
- Board approval on 5/20/19
- Construction of the new parking lots begins 6/10/19
- Substantial completion 8/2/19